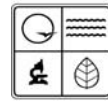


# MLK Plaza

Martin Luther King at Grand in St. Louis



Missouri  
Department of  
Natural Resources

## BACKGROUND

This site consisted of two city blocks bounded by Martin Luther King, North Grand, Page Avenue, and North Spring Avenue in an extremely depressed area of the city. Numerous vacant lots, abandoned buildings, and substandard housing surrounded the site. The MLK frontage of the site had several vacant commercial buildings including an old gas station, and several homes also remained. Former uses of environmental concern include gas stations, dry cleaners, printing, and auto repair/painting.



## CONTAMINANTS

BVCP determined that the historical soil and groundwater contamination from the gas stations did not pose a significant health threat and could be managed through restrictions on excavation, drilling, and use of groundwater in that area of the site.



## ASSISTANCE

The MLK Plaza development was awarded \$500,000 of Empowerment Zone Funding and was approved for \$2.5 million in tax-increment financing by the City of St. Louis.

## INVESTMENT AND RESULTS

Over 50,000 square feet of new retail space has been created on this 6-acre site in a part of the city that was generally rundown and abandoned. Total investment on the site so far has been over \$7 million, and estimated annual sales tax revenue generated for the city is over \$400,000.

## TIMELINE

Application Received: 4 March 2002  
Completion Certificate: 9 February 2004

## REDEVELOPMENT SUMMARY

The site has been developed into a significant retail center. Phase I consists of 42,000 square feet of retail space, and phase II is another 10,050 square feet of retail and commercial space. The main anchor tenant in Save-A-Lot, and other tenants include Foot Locker, Payless, EB Games, H&R Block, Rainbow, and Fashion Guys.

